

**TOWN OF ROCKYHILL  
PLANNING AND ZONING COMMISSION  
AGENDA OF REGULAR MEETING  
\*\*\*WEDNESDAY, AUGUST 19, 2015\*\*\***

**Town Council Room, Second Floor Town Hall, 761 Old Main Street, Rocky Hill, CT 06067**

**1. PUBLIC HEARING TO COMMENCE AT 6:30 P.M.**

A. Approval of a Stipulation dated June 4, 2014 regarding the distribution of the Bond for **Old Dividend Crossing Subdivision** and a proposal to Call the Bond for Old Dividend Crossing Subdivision, for the purposes of completing all on- site improvements and to repair site conditions within the designated Open Space and to set up the ownership thereof with the designated Open Space per the approved subdivision plan: Old Dividend Crossing, Old Dividend Road and School Street, Rocky Hill, Connecticut; Robert Chiulli, et al; prepared by Hallisey, Pearson and Cassidy, Job No. 421; Approved by the Rocky Hill Planning and Zoning Commission July 26, 2000 and revised through May 2, 2001;

B. Special Permit/Site Plan Application for, **Rakesh Patel**, seeking approval for a retail liquor store of approximately 1,680 sq. ft. in Unit G of Pavilion West Shopping Center, property located at 632 Cromwell Ave., in Rocky Hill, CT., in a C-Commercial Zoning District, ID# 12-179;

**2. CALL TO ORDER IMMEDIATELY FOLLOWING RECESS OR CLOSE OF HEARING(S)**

**3. PUBLIC**

**4. ADOPT AGENDA**

**5. CONSENT AGENDA**

A. Minutes of July 15, 2015;

**6. AGENDA ITEMS**

A. Approval of a Stipulation dated June 4, 2014 regarding the distribution of the Bond for **Old Dividend Crossing Subdivision** and a proposal to Call the Bond for Old Dividend Crossing Subdivision, for the purposes of completing all on- site improvements and to repair site conditions within the designated Open Space and to set up the ownership thereof with the designated Open Space per the approved subdivision plan: Old Dividend Crossing, Old Dividend Road and School Street, Rocky Hill, Connecticut; Robert Chiulli, et al; prepared by Hallisey, Pearson and Cassidy, Job No. 421; Approved by the Rocky Hill Planning and Zoning Commission July 26, 2000 and revised through May 2, 2001;

B. Discussion and Decision on questions: Great Meadows Conservation Trust, Inc. v. Planning and Zoning Commission of the Town of Rocky Hill, et al:

1. On what basis in the Record did the Commission determine that recycled millings are equivalent to “earth fill, woody vegetation or masonry”? Regulation 7.12.2 (B)
2. On what basis in the Record did the Commission determine that the recycled millings were “clean fill” such as “soil, sand, gravel, rock or clay”? Regulation 2.2 defining “Filling”
3. If the Record does not support either of these findings, what steps does the Commission recommend to make these requisite determinations?

C. Special Permit/Site Plan Application for, **Rakesh Patel**, seeking approval for a retail liquor store of approximately 1,680 sq. ft. in Unit G of Pavilion West Shopping Center, property located at 632 Cromwell Ave., in Rocky Hill, CT., in a C-Commercial Zoning District, ID# 12-179;

D. Site Plan Application, **Broad Street Three LLC c/o Commercial Services Realty**, proposing a 1,500 square foot building addition with a new dumpster location and parking configuration at west side of existing building at 323 Cromwell Avenue in a C-Commercial Zoning District ID# 08-348;

E. Site Plan modification, **Richard W. Vicino**, proposing to modify Town Center West Plan, non-residential parcel, Building #200 to include a 1960 square foot coffee shop with a drive –thru and adding another drive-thru at the south side of the building and related site improvements at the southeast corner of West Street and Cromwell Avenue in a C-Commercial Zoning District, ID# 16-267;

**7. ANY OTHER BUSINESS**

A. Appointments to the Plan Implementation Committee Members from the Planning and Zoning Commission, 2015 Plan of Conservation and Development

B. Special Meeting September 2, 2015 – Kickoff to Zoning Regulation Update

**8. COMMUNICATIONS**

**9. APPROVE BILLS**

**10. ADJOURN**

**Dated in Rocky Hill, CT this August 13th, 2015  
Planning and Zoning Commission  
Dimple Desai, Chairman  
Victor Zarrilli, Secretary**